

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING AGENDA**

**Monday, November 28, 2005  
7:00 PM**

**TOWN HALL ANNEX BUILDING  
57 MAIN STREET, ELLINGTON, CT**

**I. CALL TO ORDER:**

**II. PUBLIC COMMENTS:**

**III. PUBLIC HEARINGS:**

1. #Z200539 – CD Builders for a special permit for an accessory apartment on property located at 143 Jobs Hill Road, APN 103-010-0000 in an RA Zone.
2. #S200509 – Brook Crossing Developers, LLC for a 9 lot subdivision on property located at the Extension of Brook Crossing, APN 119-004-0000 in an RA Zone.
3. #Z200540 – Brook Crossing Developers, LLC for a special permit for a rear lot in conjunction with a 9 lot re-subdivision on property located on Brook Crossing, APN 119-004-0000 in an RA Zone.

**IV. NEW BUSINESS:**

1. Clarification of zone boundary for Santini Village MF Zone on North side of Windermere Ave.
2. Review of revised plans for St. Luke's Church at 141 Maple Street (Changes in parking layout).
3. Release performance bond for Gasek Farms II Subdivision (#S200102).
4. Release of restoration bond for DeCarli Gravel Pit, 189 Sadds Mill Road (#Z200313).
5. Release of \$318,000 performance bond for Rye Field Estates Subdivision (#S200407) and institute a \$72,000 maintenance bond.
6. #S200513 – Santini Builders, LLC for a 2 lot subdivision on property located on Windermere Ave, APN 025-036-0000, 026-002-0000 in an AA Zone. (RECEIPT ONLY)

**V. UNFINISHED BUSINESS: NONE**

**VI. ADMINISTRATIVE BUSINESS:**

1. Set the effective date for the zone change from PC & RA to RA on property located at 120 Stafford Road, APN 148-021-0000.
2. Set 2006 meeting schedule.
3. FY 2006-07 Capital Improvement Budget Requests

4. Planning & Zoning representative for the Permanent Building Committee.
5. Approval of Meeting Minutes:
  - a. October 31, 2005 Regular Meeting
  - b. November 16, 2005 Special Meeting
6. Correspondence:
  - a. Letter to Laurie Whitten, East Windsor Town Planner, from Robert A. Phillips dated 11-14-05.  
(Quarry Meadows – 48 lot subdivision).
  - b. Memo to Charter Revision Committee from Rob Phillips dated 11-18-05.  
(Concerns/Recommendations to the Town Charter)

**VII. ADJOURNMENT**